

MEMORANDUM

Agenda Item No. 8(F)(1)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 22, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution declaring surplus
County-owned real property
located adjacent North of 505 NE
18 Avenue, Homestead, Florida;
authorizing the public sale of
same to the highest bidder;
waiving administrative order 8-4
as it relates to review by the
Planning Advisory Board

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Vice Chair Lynda Bell.



R. A. Cuevas, Jr.
County Attorney

RAC/lmp

Memorandum



Date: January 22, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over a horizontal line.

Subject: Declaring as Surplus County-Owned Real Property Located Adjacent North of 505 NE 18 Avenue, Homestead, Florida

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following:

- Declares as surplus a vacant 42,025 square foot County-owned property, located immediately north of 505 NE 18 Avenue (Folio No. 10-7917-001-0068);
- Authorizes sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$375,000, as determined in the attached certified appraisal by Slack, Johnston & Magenheimer, Inc.; and
- Waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board because the property is located within the City of Homestead.

Scope

The property is located in Commission District 8, which is represented by Vice Chair Lynda Bell.

Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$2,863 per year. Additionally, the property will be back on the tax roll, generating approximately \$7,924 in annual ad valorem taxes. The proceeds from the sale of the property will go to the Fire District.

Track Record/Monitoring

Shannon Clark of the Real Estate Development Division in the Internal Services Department is managing the sale of this property.

Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to sell the property via sealed bid to the highest bidder, take all actions necessary to accomplish the sale of the property, and authorizes the Chairwoman or Vice Chair of the Board to execute a County Deed for such purpose.

Background

The County acquired this property via Special Warranty Deed on June 5, 1996 for \$82,450 to construct a fire rescue station. The property is surplus to Miami-Dade Fire Rescue's needs because the area is already serviced by Fire Station No. 66 located at 3100 SE 8 Street, Homestead, FL.

Slack, Johnston & Magenheimer, Inc., an independent State of Florida certified appraiser, valued the property at \$375,000 as of September 14, 2013 (see attached). If approved for surplus, the property will be put out to bid with a minimum bid amount of \$375,000. The Internal Services Department circulated the property to all County departments and the City of Homestead to determine whether the County or the City have a present or future need for the property, in which none was determined.

A handwritten signature in black ink, appearing to read "Edward Marquez", written over a horizontal line.
Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: January 22, 2014

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
1-22-14

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED ADJACENT NORTH OF 505 NE 18 AVENUE, HOMESTEAD, FLORIDA; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell County-owned real property located adjacent north of 505 NE 18 Avenue, Homestead, Florida, to the highest bidder,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located adjacent north of 505 NE 18 Avenue, Homestead, Florida, authorizes the sale to the highest bidder via competitive bidding for no less than \$375,000; authorizes the County Mayor or the Mayor's designee to take all actions necessary to accomplish the sale of said real property, legally described in the aforementioned County Deed; authorizes waiving Administrative Order 8-4 as it pertains to review by the

Planning Advisory Board, and authorizes the execution of said County Deed by the Board of County Commissioners acting by the Chairperson or Vice-Chairperson of the Board.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the Mayor's designee to record the instrument of conveyance accepted herein the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban L. Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

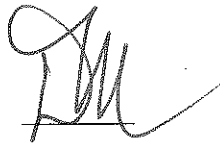
The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Debra Herman

Instrument prepared by and returned to:
Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 10-7917-001-0068

COUNTY DEED

THIS DEED, made this _____ day of _____, 20____ A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Florida

WITNESSETH:

That the party of the first part, for and in consideration of the sum of _____ Dollars and 00/100 (\$_____.00) and other good and valuable considerations, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

A portion of the NE ¼ of Section 17, Township 57 South, Range 39 East, Dade County, Florida, which lies within Lots 11 and 12 of Block 1 of Miami Land & Development Company, according to the plat thereof recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the point of intersection of a line 35 feet East of the West line of the NE ¼ of said Section 17, with a line 840.00 feet South of and parallel with, as measured at right angles to, the North line of the NE ¼ of said Section 17, thence N 01 46'32" W along said line lying 35.00 feet East of the West line of the NE ¼ of said Section 17, for a distance of 205.00 feet; thence N 89 12'25" E along a line parallel with the aforesaid North line for a distance of 205.00 feet; thence S 01 46'32" E along a line parallel with said West line of the NE ¼ of Section 17, for a distance of 205.00 feet; thence S 89 12'25" W along said line lying 840.00 feet South of and parallel with the aforesaid North line of Section 17, for a distance of 205.00 feet to the Point of Beginning.

This grant conveys only the interest of the County and its Board of County Commissioners in the land herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. ____-__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of ____, 20__.

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**SLACK
JOHNSTON
MAGENHEIMER**
REAL ESTATE APPRAISERS & CONSULTANTS

ANDREW H. MAGENHEIMER, MAI
CERT. GEN. RZ1073

THEODORE W. SLACK, MAI
(1902-1992)
THEODORE C. SLACK, MAI
(RETIRED)
SUE BARRETT SLACK, MAI
(RETIRED)

September 26, 2013

Ms. Mary Shannon Clark
Miami-Dade County Internal Services
111 N.W. 1st Street
Suite 2460
Miami, Florida 33128

RE: Appraisal of Real Property
Vacant Land Located Adjacent to the North of
505 N.E. 18th Avenue, Homestead,
Miami-Dade County, Florida 33033
SJM File: 13381

Dear Ms. Clark:

At your request, we have prepared a summary appraisal of the market value of the fee simple interest in the above referenced property, as of September 14, 2013, the effective date of the appraisal. The scope of this appraisal includes analysis to estimate the "as is" market value of the subject property subject to the hypothetical condition the subject property would be zoned consistent with its land use and adjacent properties.

The subject property consists of a vacant parcel of land located in the City of Homestead. The subject property is located adjacent to the north of 505 N.E. 18th Avenue. The mostly square site contains approximately 42,025 square feet (0.96 acre) and is at street grade. It has a mid-block location with road frontage and access from N.E. 18th Avenue (a/k/a Farmlife School Road). All utilities are available to the site. The site has a future land use map (FLUM) designation of "Light Commercial Use" and zoning of GP (Government Property).

The subject property is currently owned by the Miami-Dade County Fire Rescue Department and was likely intended to be developed with a fire station. The subject property's zoning classification is a result of its governmental ownership and prior intended use. If privately owned, the property would likely be zoned for uses consistent with its FLUM designation and adjacent properties. This analysis has been based on the hypothetical condition that the subject property is zoned B-1A (Professional Business Restricted District) consistent with other uses in the area.

SLACK, JOHNSTON & MAGENHEIMER, INC.
7245 S.W. 87th AVENUE, SUITE 300, MIAMI, FLORIDA 33173
TELEPHONE (305) 670-2111 • EMAIL: SJMIAMI@AOL.COM

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Ms. Mary Shannon Clark
September 26, 2013
Page Two

The appraisal report states our opinion of market value, subject to various assumptions and limiting conditions contained in this summary report. The site visit and analyses that form the basis of our valuation have been performed by the undersigned. The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation.

Based on our investigation and analysis, we have formed the opinion the "as is" market value of the fee simple interest in the subject property, as of September 14, 2013, subject to the hypothetical condition the site is zoned B-1A, consistent with its land use and adjacent zoning classifications, is as follows:

THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$375,000).

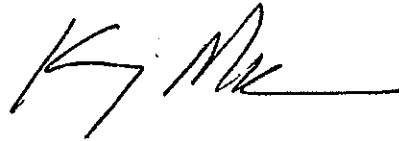
The following report contains the results of our investigations and the explanation of the approaches to value.

Respectfully submitted,

SLACK, JOHNSTON & MAGENHEIMER, INC.



Andrew H. Magenheimer, MAI
Cert. Gen. RZ1073



Kimberly Magenheimer
Cert. Gen. RZ1386

**SLACK
JOHNSTON
MAGENHEIMER**

RECONCILIATION AND FINAL VALUE ESTIMATE

The purpose of the appraisal is to provide an estimate of the "as is" market value of the fee simple interest in the subject property, subject to the hypothetical condition the site would be zoned in a manner consistent with its land use and adjacent properties. In the valuation of the subject property, the sales comparison approach to value has been utilized since the subject property consists of vacant land.

Based on our investigation and analysis, we have formed the opinion the "as is" market value of the fee simple interest in the subject property, as of September 14, 2013, subject to the hypothetical condition the site would be zoned in a manner consistent with its land use and adjacent properties, is as follows:

**THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$375,000).**

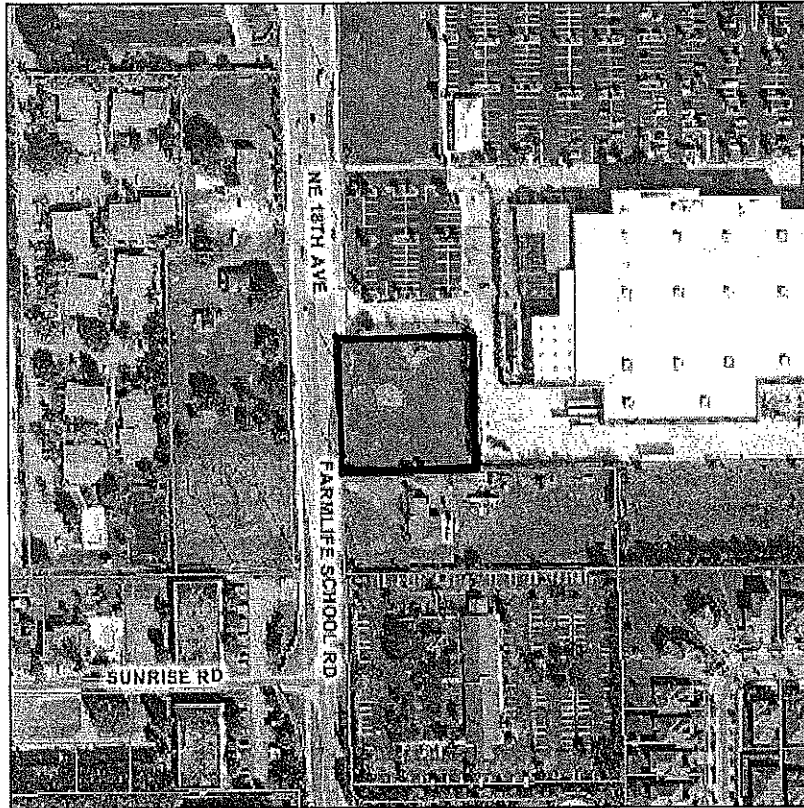
My Home

Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2012

0 — 121 ft

This map was created on 8/29/2013 10:33:23 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

Summary Details:

Folio No.:	10-7917-001-0068
Property:	
Mailing Address:	MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT 9300 NW 41 ST MIAMI FL 33178-2312

Property Information:

Primary Zone:	8000 COMMUNITY FACILITIES
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	42,025 SQ FT
Year Built:	0
Legal Description:	17 67 39 .964 AC MIA LAND & DEV COS SUB 5-10 PORT OF LOT 12 DESC BEG 35FTE & 635FTE OF N1/4 CONT S205FT E205FT N205FT W205FT TO POB FAU 10-7917-001-0061

Assessment Information:

Year:	2013	2012
Land Value:	\$420,250	\$420,250
Building Value:	\$0	\$0
Market Value:	\$420,250	\$420,250
Assessed Value:	\$338,407	\$307,643

Taxable Value Information:

Year:	2013	2012
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$338,407/\$0	\$307,643/\$0
County:	\$338,407/\$0	\$307,643/\$0
City:	\$338,407/\$0	\$307,643/\$0
School Board:	\$420,250/\$0	\$420,250/\$0